

North East Derbyshire District Council

Cabinet

10 April 2019

One Public Estate Review – Dronfield and Eckington Town Centres

Report of Councillor G Baxter MBE, the Leader of the Council and Portfolio Holder for Corporate Strategy and Transformation

This report is public

Purpose of the Report

- To inform members of the progress of the One Public Estate project in the town centres of Dronfield and Eckington.
- To obtain approval from Members for the NEDDC representation on the Project Control Board (PCB).

1 Report Details

Background

1.1 In April 2016, the Government put out a call for bids to the One Public Estate fund. One Public Estate (OPE) is an initiative delivered in partnership by the Cabinet Office Government Property Unit (GPU) and the Local Government Association (LGA). OPE funding provides technical support and funding to councils to deliver ambitious property-focused programme in collaboration with central government and other public sector partners. There are 3 core objectives at the heart of the OPE initiative:

- The creation of economic growth in the form of new homes and jobs
- The delivery of better integrated and customer-focused services
- The generation of efficiencies through capital receipts and reduction in running costs

More information on the OPE initiative can be found at <https://www.local.gov.uk/topics/housing-and-planning/one-public-estate/about-one-public-estate>

1.2 The Derbyshire Business Rate Pooling Pilot project was a scheme put forward by the local authorities in Derbyshire to Central Government for them to keep monies raised through Business Rates for the pilot period. This enabled 70% of the money returned to the respective Councils with the remaining 30% to be used on projects to regenerate further business rate income and grow the local economy. It was agreed

by the respective authorities that this 30%, which equated to approximately £8million be split into three distinct strands for regeneration and economic growth projects:

Strand 1 – Derbyshire-wide grant scheme available to businesses to apply to for their growth projects.

Strand 2 – funding of physical regeneration projects that show economic growth, including growth in business rates.

Strand 3 – funding of studies and preparation work to bring forward future regeneration projects that enable business rate growth.

- 1.3 Grant applications were submitted to both OPE and to Strand 3 of the Business Rate Pooling Pilot for a project that would see a review of public sector land/premises, as well as public sector service provision within the town centres of Dronfield and Eckington. These applications have both been successful, and the Council has secured £80,000 of funding for the project (£40,000 from each funder).
- 1.4 Public sector agencies active within the project area include Derbyshire County Council, Rykneld Homes, North East Derbyshire District Council, Dronfield Town Council, Eckington Parish Council and North Derbyshire CCG.
- 1.5 Services currently being delivered include the Leisure Centres, Libraries, Social Services, Youth Service and Adult care.
- 1.6 Dronfield and Eckington are both covered by Regeneration Frameworks, and the objectives and principles of the review will be guided by, and complement, the principles and conclusions within each Framework.

Project Governance

- 1.7 To ensure a robust and transparent governance structure is in place, it is proposed to adopt the model that has been used to good effect for the Coalite initiative, and for the Clay Cross OPE project. **Appendix 1** sets out this two tier structure, with a Project Control Board (PCB) responsible for strategic leadership and direction, and a Project Officer Group (POG) responsible for operational delivery. The POG will brief the PCB and report to it on a regular basis.
- 1.8 It is proposed that the PCB will be chaired by the Leader of the Council, together with the NEDDC Portfolio Holder for Finance and the NEDDC Portfolio Holder for Commercial Property and Assets. Membership of the PCB will be completed by one elected member from Dronfield Town Council, one from Eckington Parish Council, and one from Derbyshire County Council. It is anticipated that the PCB will meet quarterly.
- 1.9 NEDDC will act as the accountable body for both funds

Project Remit

- 1.10 **Appendix 2** shows the proposed project areas for the two town centres that was submitted with the grant application. NEDDC staff will hold a stakeholder event prior

to the study starting, that will determine and develop a more finalised project area and project remit. These will then be taken to the PCB to be ratified as the defined project areas before any tenders are issued.

2 Conclusions and Reasons for Recommendation

- 2.1 To ensure the objectives and priorities of NEDDC are represented on the Dronfield and Eckington Public Sector land/premises and service provision review Project Control Board.

3 Consultation and Equality Impact

- 3.1 A comprehensive stakeholder consultation event will take place prior to the project tender documents being issued.
- 3.2 Consultation with local residents and businesses will form part of the project, and will inform the final document.

4 Alternative Options and Reasons for Rejection

- 4.1 The governance structure proposed follows standard principles for projects of this size and complexity, and the experience gained using this model for Coalite and the Clay Cross locality review has proven its suitability for this initiative.

5 Implications

5.1 Finance and Risk Implications

- 5.1.1 NEDDC is the financially accountable body.

5.2 Legal Implications including Data Protection

- 5.2.1 No implications from this report.

5.3 Human Resources Implications

- 5.3.1 NEDDC officers will lead and manage the process, but there is sufficient experience and capacity in the Place Directorate to do this. An NEDDC officer, Martyn Handley in the Economic Development team, has been appointed as Project Lead for the course of the project.

6 Recommendations

- 6.1 That Cabinet approve the recommended governance structure as set out in paragraphs 1.7 – 1.9 and Appendix 1.

7 Decision Information

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds: <i>BDC: Revenue - £75,000</i> <input type="checkbox"/> <i>Capital - £150,000</i> <input type="checkbox"/> <i>NEDDC: Revenue - £100,000</i> <input type="checkbox"/> <i>Capital - £250,000</i> <input type="checkbox"/> <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	No
<p>Is the decision subject to Call-In? (Only Key Decisions are subject to Call-In)</p>	No
<p>Has the relevant Portfolio Holder been informed</p>	Yes
<p>District Wards Affected</p>	Dronfield North, Dronfield South, Dronfield Woodhouse, Eckington North, Eckington South
<p>Links to Corporate Plan priorities or Policy Framework</p>	Unlocking our Growth Potential

8 Document Information

Appendix No	Title
1	PCB Terms of Reference
2	Proposed Project Study Area Site Plans
<p>Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)</p>	
Report Author	Contact Number
Martyn Handley Strategic Sites Project Manager	x7203

Appendix 1 – PCB Terms of Reference



Project Control Board

- 1.1) The Project Control Board (PCB) will provide strategic leadership and direction with overall responsibility for the management and governance of the Project.
- 1.2) The PCB will meet as frequently as required but at least quarterly during the Project's lifetime. More frequent meetings will be held during the project's initial phase and if sign-off of project works are required between scheduled meetings.
- 1.3) Membership of the PCB will comprise the public sector representatives (or their nominee) involved in the project.
 - NEDDC Council Leader - Chair
 - NEDDC Portfolio Member for Finance
 - NEDDC Portfolio Member for Commercial Property and Assets
 - One elected Member from Dronfield Town Council
 - One elected Members from Eckington Town Council
 - One elected Member from DCC.

Officer support from Corporate Landlord (DCC), Head of Service Economic Development (NEDDC), Strategic Sites Project Manager (NEDDC), and other officers as appropriate.

Project Operational Group

- 1.4) The Project Operational Group (POG) will have responsibility for operational delivery of the Project.
- 1.5) The POG reports to the PCB.
- 1.6) The POG will:
 - i. ensure the effective and positive engagement of all partners in delivery of the project
 - ii. establish project management and timetable systems for delivery of the Project.
 - iii. agree service level agreements, where required.
 - iv. procure professional and technical consultancy and specialist advice as required to support delivery of the Project.
 - v. monitor performance against the timetable, financial milestones and output targets and report on general progress of the Project's delivery to the PCB.
 - vi. report audit findings and implement recommendations.
 - vii. report, via the PCB, to respective Committees and Boards as appropriate.

- 1.7) The POG will meet as frequently as required but at least monthly during the project's lifetime.
- 1.8) Membership of the POG will comprise officers of the public sector partners involved in delivering the Project, and key private sector partners and landowners. Membership of the POG is likely to vary dependent on the matter to be addressed but as a core will include:
- a) **NE Derbyshire District Council**
 - Joint Head of Service, Economic Development
 - Joint Head of Property and Commercial Services
 - Economic Development and Growth Manager
 - Strategic Sites Project Manager
 - Senior Regeneration Officer
 - b) **Derbyshire County Council**
 - Corporate Landlord
 - OPE Project Manager
 - c) **Private Sector key partners/landowners**

Dronfield and Eckington Public Sector Land/Premises and Service Provision Review Proposed Study Areas

Eckington



Figure 1. Eckington Town Centre Study Area

Dronfield

